

QUITCLAIM DEED WITH COVENANT

022680

JOHN M. KIRSCHNER, SR. of Augusta, County of Kennebec and State of Maine for consideration paid, grants to JOHN'S REALTY COMPANY II, a Maine General Partnership whose partners are John Kirschner, Jr. and John Cass and whose mailing address is 79 Parkwood Drive, Augusta, Maine 04330 with QUITCLAIM COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

The following described property being southerly of Sawtelle Street, in the City of Waterville, County of Kennebec and State of Maine:

Beginning at an iron pin found at the corner of the above street, and the southeasterly side of Cool Street; also the most northerly corner of property now or formerly owned by John's Realty Company, also the most northwesterly corner of this parcel; thence South 55 degrees 30 minutes East along the side of Sawtelle Street, a distance of one hundred thirty and zero tenths feet (130.0') to a point; thence South 03 degrees 33 minutes East along property of Grantor, a distance of ninety-two and five tenths feet (92.5') to an iron pin found at the most easterly corner of property now or formerly owned by John's Realty Company; thence North 34 degrees 13 minutes West along property now or formerly owned by John's Realty Company, a distance of two hundred and seven tenths feet (200.7') back to the point of beginning.

Meaning and intending to hereby convey a triangular portion of the premises described in a warranty deed from Michael LaVerdiere, et al. to Grantor, dated July 14, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2487, Page 178.

WITNESS my hand and seal this 20<sup>th</sup> day of September, 1988.

\_\_\_\_\_  
witness

John M. Kirschner Sr.  
JOHN M. KIRSCHNER, SR.

THE STATE OF MAINE  
Kennebec, ss.

September 20, 1988

Then personally appeared the above named JOHN M. KIRSCHNER, SR. and acknowledged the foregoing instrument to be his free act and deed.

Before me, James M. LaLiberty  
Notary Public  
James M. LaLiberty  
attorney at law

RECEIVED KENNEBEC SS.

1988 SEP 23 AM 9:00

ATTEST: Thomas R. Brown  
REGISTER OF DEEDS

NO TRANSFER  
TAX PAID